

# memorandum

**DATE:** July 14, 2023  
**TO:** Lathrup Village Planning Commission  
**FROM:** Jill Bahm & Eric Pietsch, Giffels Webster  
**SUBJECT:** Zoning Amendment – Laundromat Facilities

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## Introduction

### What prompted this amendment?

A developer intends to renovate the interior and exterior of a multi-tenant commercial facility with one of the tenant lease spaces proposed to be a laundromat facility. The zoning ordinance does not identify laundromats as a principal permitted use or special land use in any of the zoning districts, so the Planning Commission was asked to consider if laundromats may be considered under a similar use contained in the ordinance or if an amendment to provide specific direction and standards for laundromat uses should be pursued.

## Current Ordinance

The ordinance does not include any provisions for laundromat facilities.

## Considerations

### What are the appropriate options for laundromat facilities?

SELF-SERVICE LAUNDRY/LAUNDROMAT.

#### **Article 2. Definitions.**

**Laundromats.** Commercial establishments offering coin-operated washing machines and dryers for public use. Excludes commercial laundries, dry cleaning plants, and other similar heavy commercial/industrial uses.

**Article 4. Use Standards.** Self-service, laundry establishments shall be subject to the following standards and regulations:

- A. Service shall be rendered directly to customers who shall bring in and take away the articles to be cleaned.
- B. The establishment shall not provide pick-up or delivery service.
- C. The customers shall operate the machines provided to do their own laundry.
- D. The entire cleaning and drying process shall be carried on within completely enclosed solvent recleaning units.
- E. All solvents used in the cleaning process and the vapors therefrom shall be nonexplosive and nonflammable.

## Summary / Recommendation

At the June 20<sup>th</sup>, 2023 meeting, the Planning Commission requested additional information from the planning consultant to be considered at the July 18<sup>th</sup> meeting. A search of area zoning codes indicates that while laundry facilities are commonly listed as a principal permitted use, standards were limited. Outside the region, however, we were able to identify a few standards that seemed to address some of the concerns of the Planning Commission with respect to the type of services - focusing on the laundromat being more of a personal service than an industrial use. Given the relatively minor nature of this amendment, we propose that the Planning Commission consider the language above, examples below, make any modifications, and set a public hearing for the next regular meeting.

Impacts to utilities such as water and electric would be under review by the Building Official; however, the Planning Commission may consider additional impacts related to parking, noise, smells, and waste removal.

### **Zoning Provisions for Self-Service Laundromats**

#### **Berkley**

- Permitted use in RHM, high rise multiple family residential district, 12 mile district, Gateway district, Local business district
- Need one parking space per two washers and drying machines.

#### **Royal Oak**

- Neighborhood business II, Neighborhood Business zoning categories they are permitted uses.
- Need one parking space per two washers and drying machines.

#### **Ferndale**

- Not specifically listed, but could be considered a service/repair establishment?
- Service and repair establishments (photographic studios; barber and beauty shops; tanning studios; body decorating salons; watch, clothing, and shoe repair shops; dressmaking, interior decorating, lock smith, small household appliances, musical instruments, bicycles, furniture, eyeglasses, office or business machines and similar establishments)
- Permitted in CBD, C-2, C-3, OS, MXD-1, MXD-2
- Only exact match was in the parking parameters which includes 1 parking space per two washer/dryer units.

#### **Oak Park**

- Need one parking space per two washers and drying machines.
- Permitted in B-1, B-2 (Commercial and Mixed-use districts, IF (Industrial)

#### **Birmingham**

- Laundry allowed B3 (cannot be a cleaning plant). Special land use for auto laundry in B1, B2, B2b, B2C.